



Chathill Close | Morpeth | NE61 2TH

**Offers In The Region Of £395,000**

**RMS** | Rook  
Matthews  
Sayer



3



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**Spacious Detached Home**

**No Onward Chain**

**Three Bedrooms**

**Secluded Rear Garden**

**Quiet Cul-de-Sac**

**Driveway plus Garage**

**Bright and Spacious Rooms**

**Freehold**

For any more information regarding the property please contact us today



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Extremely spacious three bedroomed detached family home, located on the ever-desirable Stobhill farm. This family home sits with pride tucked away within a quiet cul-de-sac on Chathill Close, Morpeth offering no end of space throughout. This particular area is extremely popular with families and commuters alike, due to its proximity to the A1 and within walking distance to the train station. Morpeth town Centre is just a 15-minute walk away, where you have many delights to choose from, which include an array of local bars, restaurants, shopping and nightlife on your doorstep.

The property briefly comprises:- Entrance porch, downstairs W.C., and a generous sized lounge that overlooks the over front. The lounge has been fitted with carpet and an electric fire, which is the focal point of the room and will be ideal for those cosy winter nights. To the rear of the property there is a separate dining room which has been extended, making this a flexible space, ideal for growing families. This extra space could be used as a play room. There is ample space for your dining table and chairs, the dining room benefits from views over the rear garden, which can be accessed via the double patio doors. The modern kitchen has been fitted with a range of wall and base units, offering an abundance of storage. Appliances include gas hob, double oven and dishwasher. This leads seamlessly into a large utility room, which benefits from direct access into both the garage and the rear garden.

To the upper floor of the accommodation, you have three good sized bedrooms, two doubles and one single, all rooms have been carpeted throughout and have fitted wardrobes offering fantastic storage. The master bedroom further benefits from its own ensuite shower room. The family bathroom has been fitted with a basin, W.C. and walk in shower.

Externally, you have a small grassed area to the front of the property, with a private driveway and a single garage. To the rear of the property, you have a fully enclosed garden, which is extremely secluded. The garden is a great space for relaxation which pops with colour and vibrancy.

With no onward chain, this property won't be available for long! Call now to arrange your viewing.



#### MEASUREMENTS

Lounge: 17'9 x 11'9 Max Points (5.41m x 3.58m Max Points)  
Dining Room: 28'9 x 9'6 (8.76m x 2.90m)  
Kitchen: 9'8 x 10'10 (2.95m x 3.30m)  
Utility Room: 7'11 x 13'2 (2.41m x 4.01m)  
W.C: 5'5 x 3'6 (1.67m x 1.09m)  
Bedroom One: 12'8 x 14'7 (3.86m x 4.45m)  
Ensuite: 7'8 x 5'2 Max Points (2.37m x 1.57m Max Points)  
Bedroom Two: 12'8 x 14'3 (3.86m x 4.34m)  
Bedroom Three: 8'8 x 9'3 (2.64m x 2.82m)  
Bathroom: 6'11 x 5'11 (1.86m x 1.55m)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas Central Heating  
Broadband: Fibre to Premises  
Mobile Signal / Coverage Blackspot: No  
Parking: Driveway and Garage

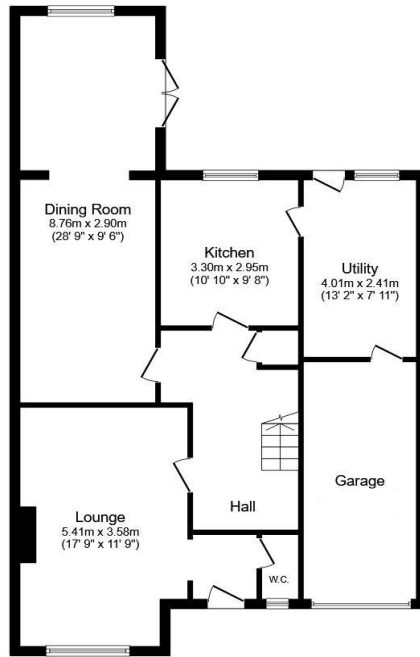
#### TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

EPC Rating: C  
Council Tax Band: E

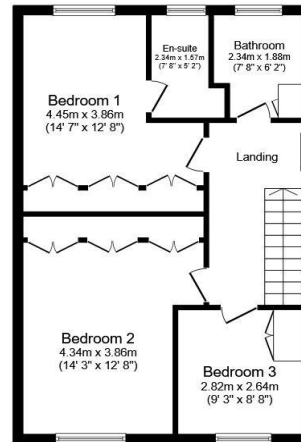
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**Ground Floor**

Floor area 94.2 sq.m. (1,014 sq.ft.)



**First Floor**

Floor area 56.4 sq.m. (607 sq.ft.)

**Total floor area: 150.6 sq.m. (1,621 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

